097.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,648,900 / 1,648,900
					USE VALUE:	1,648,900 / 1,648,900
					ASSESSED:	1,648,900 / 1,648,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YI SHUJIAN
Owner 2:	QIAO LIN
Owner 3:	
Street 1:	8 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MULOT REGIS & -
Owner 2:	UGER EDITH -
Street 1:	8 WINCHESTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .312 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 4304 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13588.000	1,069,500		579,400	1,648,900
Total Card	0.312	1,069,500		579,400	1,648,900
Total Parcel	0.312	1,069,500		579,400	1,648,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.11 /Parcel: 383.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63371

GIS Ref

GIS Ref

Insp Date 04/08/14

!7913!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 097.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,069,500	0	13,588.	579,400	1,648,900		Year end	12/23/2021
2021	101	FV	1,037,100	0	13,588.	579,400	1,616,500		Year End Roll	12/10/2020
2020	101	FV	1,036,800	0	13,588.	579,300	1,616,100	1,616,100	Year End Roll	12/18/2019
2019	101	FV	770,900	0	13,588.	579,300	1,350,200	1,350,200	Year End Roll	1/3/2019
2018	101	FV	770,900	0	13,588.	496,600	1,267,500	1,267,500	Year End Roll	12/20/2017
2017	101	FV	770,900	0	13,588.	463,500	1,234,400	1,234,400	Year End Roll	1/3/2017
2016	101	FV	770,900	0	13,588.	397,300	1,168,200	1,168,200	Year End	1/4/2016
2015	101	FV	739,900	0	13,588.	355,900	1,095,800	1,095,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:24:05

LAST REV

Date	Time
04/17/19	12:56:14
jorourke	

PAT ACCT. 7913

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULOT REGIS &,	70940-136		4/30/2018		1,650,000	No	No		Formerly 74 Old Mystic St
DOLAN DAVID D &	63544-61		4/29/2014		1,300,000	No	No		Formerly 74 Old Mystic
WILLIAMS EARLE	60420-322		11/5/2012	Mult Lots	839,000	No	No		
	9821-141		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	63371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2013	113	Addition	195,000	C				Addition of 2 car
11/9/2012	1469	Foundati	25,000	C				Foundation for two

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
5/14/2015	SQ Returned	MM	Mary M
4/8/2014	Measured	PC	PHIL C
7/2/2013	Meas/Inspect	JBS	JOHN S
5/22/2013	Info Fm Plan	BR	B Rossignol
2/13/2009	Meas/Inspect	189	PATRIOT
10/31/2000	Hearing Chag	189	PATRIOT
10/18/1999	Meas/Inspect	264	PATRIOT
8/5/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13588		Sq. Ft.	Site		0	70.	0.61	4									579,352						579,400	

Total AC/HA:	0.31194	Total SF/SM:	13588	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	579,352	Spl Credit		Total:	579,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.90264678
Const Adj.:	1.04019594
Adj $ / SQ:	122.061
Other Features:	157508
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1121042
Depreciation:	51568
Depreciated Total:	1069474

COMMENTS

OF=SINK IN BMT. SEPTIC TANK. ACCESS FROM GAR VERY DIFFICULT W/MANY STAIRS.. FORMERLY 74 OLD MYSTIC ST..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	15	5	M
Totals			
1	15	5	

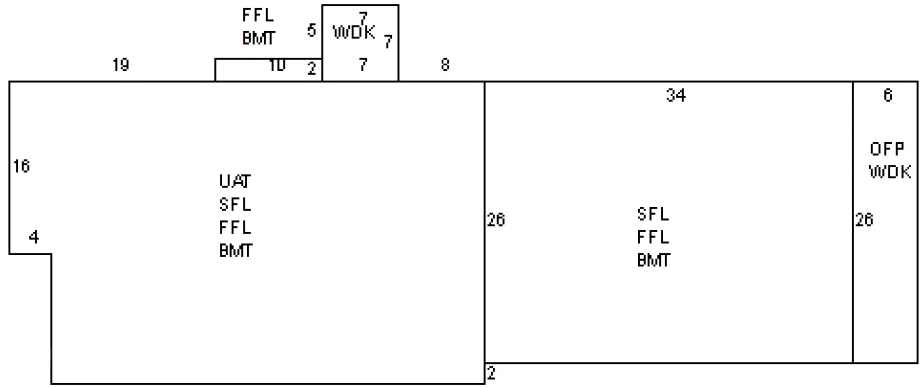
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.21
Special Features:	0	Val/Su Net:	154.98
Final Total:	1069500	Val/Su SzAd	257.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,088	36.620	76,459
FFL	First Floor	2,088	122.060	254,863
SFL	Second Floor	2,068	122.060	252,422
UAT	Upper Attic	296	67.130	19,872
WDK	Deck	205	11.320	2,320
OFP	Open Porch	156	28.170	4,394

Net Sketched Area:	6,901	Total:	610,330
Size Ad	4156	Gross Area	7789	FinArea	4304
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

097.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	